

**PRELIMINARY AGENDA  
PLANNING AND ZONING COMMISSION MEETING  
222 St. Louis Street, Room 348  
October 18, 2021  
5:00 P.M.**

**ROLL CALL**

**APPROVAL OF THE MINUTES**

**1. September 20, 2021**

**COMPREHENSIVE PLAN UPDATE**

**RULES FOR CONDUCTING PUBLIC HEARINGS**

Any interested member of the public who wishes to comment on any item on the agenda may comment in person at City Hall, 222 St. Louis Street, Baton Rouge, LA 70802, 3rd-floor, Room 348 during the meeting. All persons entering the building must wear a mask. In an effort to social distance, capacity will be limited and overflow will be directed to the 8<sup>th</sup> Floor. All comments will be broadcast on [www.brla.gov](http://www.brla.gov), on Metro 21 (Cox Channel 21 and AT&T Channel 99), and on the City of Baton Rouge/Parish of East Baton Rouge Facebook page (via Facebook Live). Comments submitted prior to 3:00pm of the meeting date, will be compiled by position (for/against) and the total number will be announced before the item's public hearing. Any interested person who does not wish to comment in person may use the form found here: <https://www.brla.gov/pc>

Applicant and applicant representatives for the proposal will speak first for a period not to exceed 15 minutes. Those members of the public desiring to speak on a particular item should refer to a meeting agenda and fill out a request to speak form. Once the item is announced, each person's name who has filled out a form will be called on to speak. Proponents will speak, then the opponents. Each speaker will not be allowed more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations. Applicant will be allowed a total period of five minutes for rebuttal.

**CONSENT AGENDA**

**CONSENT - ITEMS FOR WITHDRAWAL**

None

**CONSENT - ITEMS FOR DEFERRAL**

21

**CONSENT - ITEMS FOR APPROVAL**

None

**REGULAR AGENDA: ITEMS REQUIRE COUNCIL APPROVAL**

2.    **PA-19-21**    **7860 Mickens Road** To amend the Comprehensive Land Use Plan from Commercial to Residential Neighborhood on property located on the south side of Mickens Road, west of Lanier Drive, on Tract X-2-A-1 of the Billy J. Buzbee Tract. Section 42, T6S, R1E, GLD, EBRP, LA (Council District 5-Green) **Related to Case 82-21 and S-11-21** [Application](#)
3.    **Case 82-21**    **7860 Mickens Road and 8100-8200 Glen Oaks Drive** To rezone from Heavy Commercial (C2) to Single Family Residential (A2) on property located on the south side of Mickens Road, west of Lanier Drive, on Tract B-2 of the former Glen Oaks, Inc Property and Tract X-2-A-1 of the Billy J. Buzbee Tract. Section 42, T6S, R1E, GLD, EBRP, LA (Council District 5-Green) **Related to PA-19-21 and S-11-21** [Application](#)
4.    **S-11-21**    **North Point Subdivision** Proposed major subdivision with public streets located on the south side of Mickens Road, west of Lanier Drive, on Tract B-2 of the former Glen Oaks, Inc Property and Tract X-2-A-1 of the Billy J. Buzbee Tract (Council District 5-Green) **Related to PA-19-21 and Case 82-21** [Application](#)
5.    **Case 75-21**    **T-1340, T-1350, T-1360 Government Street, 519 Iberville Street and 524 South 14<sup>th</sup> Street** To rezone from Light Industrial (M1) to Light Commercial Two (LC2) and Commercial Alcoholic Beverage (bar and lounge)(C-AB-2) on property located on the south side of Government Street, between Iberville Street and South 14<sup>th</sup> Street, on Lots 1, 2, 3, 4 and 15 of Suburb Favrot, Square 343. Section 74, T7S, R1W, GLD, EBRP, LA (Council District 10- Coleman) [Application](#)
6.    **Case 76-21**    **10404 Coursey Boulevard, Suite D** To rezone from Commercial Alcoholic Beverage (restaurant)(C-AB-1) to Commercial Alcoholic Beverage (bar and lounge)(C-AB-2) on property located on the south side of Coursey Boulevard, east of Cedarcrest Avenue, on a portion of Tract Z-2-A of the former Gertrude A. Duhe Property. Section 100, T7S, R1E, GLD, EBRP, LA (Council District 8- Amoroso) [Application](#)
7.    **Case 77-21**    **T-12611 Burbank Drive** To rezone from Single Family Residential (A2.7) to Neighborhood Office (NO) on property located on the north side of Burbank Drive, south of Great Tern Avenue, on a portion of Tract F-1 of Willows at Bayou Fountain, Phase 2. Section 50, T8S, R1E, GLD, EBRP, LA (Council District 3-Gaudet) [Application](#)
8.    **Case 78-21**    **3653 Perkins Road** To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage (bar and lounge)(C-AB-2) on property located on the north side of Perkins Road, east of Acadian Thruway, on a portion of Tract A-2-B of the Robert G. Claitor Property. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12-Racca) [Application](#)

9. **Case 79-21 5170 Government Street** To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage (bar and lounge)(C-AB-2) on property located on the south side of Government Street, west of St. Tammany Street, on a portion of Lot 30 and 31 of Capital Heights, Square 15. Section 82, T7S, R1E, GLD, EBRP, LA (Council District 7-Cole) [Application](#)
10. **Case 81-21 14500-15000 Airline Highway** To rezone from Rural and Light Commercial Three (LC3) to Heavy Commercial One (HC1) on property located on the south side of Airline Highway, east of Baringer Foreman Road, on a portion of Tract B-2-C-1-A-1 of the Daniel W. Baringer Property. Sections 51 & 52, T8S, R2E, GLD, EBRP, LA (Council District 9-Hudson) **Related to S-13-21** [Application](#)
11. **S-13-21 Baringer Commercial Subdivision** Proposed major commercial subdivision with public streets located on the south side of Airline Highway, east of Baringer Foreman Road, on Tract B-2-C-1-A-1 of the Daniel W. Baringer Property (Council District 9-Hudson) **Related to Case 81-21** [Application](#)
12. **PUD-4-08 Woman's Hospital, Concept Plan Revision 6** Proposed reallocation of low, medium and high density residential units on property located on the east side of Airline Highway (Hwy 61), east of Pecue Lane, on Tracts 1, 2, 3, 4-A-1, 4-A-2, 4-A-3, 4-B, 5-A, 5-B, 6, X-1-A, X-1-B, X-1-C-1, X-1-D-1-A, X-1-E of the Eola McCall Anderson Tract; Lots 1 through 140, CA-1 through CA-4, CA-6 through CA-14 and remainder of Tract X-1-C-2 of Materra Phase 1. Section 5, T8S, R2E; Section 32, T7S, R2E; GLD, EBRP, LA (Council District 9-Hudson) **Related to PUD-4-08 FDP** [Application](#)
13. **PUD-4-08 Materra Phase 2, Woman's Hospital, Final Development Plan** Proposed low density single family development on property located on the north side of Airline Highway, east of Stumberg Lane, on the remainder of Tract X-1-D-1-A of the Eola McCall Anderson Tract. Section 5, T8S, R2E, GLD, EBRP, LA (Council District 9-Hudson) **Related to PUD-4-08 CP** [Application](#)
14. **PUD-1-09 L'Auberge, Concept Plan Revision 3** Proposed reallocation of total acreage and revised land uses in Zone's 1 through 6, absorbed Zone 7 into Zone 3, decreased LDR, increased MDR, increased commercial/office, and decreased open space on property located at the intersection of River Road and L'Auberge Crossing Drive, on Tracts A-1, A-2-A, A-2-B, A-3 and B-1 of the PNK Partnership Property; Tracts A, C-1, C-2, D, X and Y of Longwood Plantation. Sections 40, 41, 43, 44 and 77, T8S, R1E, GLD, EBRP, LA (Council District 3-Gaudet) [Application](#)
15. **TND-1-07 Rouzan, Concept Plan Revision 16 (Deferred from August 16 by the Planning Director and from September 20 by Councilmember Racca)** Revise to add six low density residential lots, on property located south of Perkins Road, east of Glasgow Avenue, on Tract RZ-1 of the Richland Plantation. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12-Racca) [Application](#)

**REGULAR AGENDA: ITEMS REQUIRE PLANNING APPROVAL ONLY**

- 16. PUD-4-08 Woman's Hospital, Concept Plan Revision 5 (Deferred from September 20 by Councilmember Hudson)** Proposed increase of commercial building area in Zone 7, on property located on the east side of Airline Highway (Hwy 61), east of Pecue Lane, on Tract X-1-B of the Eola McCall Anderson Tract. Section 5, T8S, R2E, GLD, EBRP, LA (Council District 9-Hudson) **Related to PUD-4-08 FDP [Application](#)**
- 17. PUD-4-08 Charter School, Woman's Hospital, Final Development Plan Revision 2 (Deferred from September 20 by Councilmember Hudson)** Proposed new classroom building and removal of modular classroom buildings, on property located on the north side of McCall Drive, east of Stumberg Lane, on Tract X-1-B of the Eola McCall Anderson Tract. Section 5, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson) **Related to PUD-4-08 CP [Application](#)**
- 18. PUD-2-00 Burbank University, Concept Plan Revision 11** Revise uses to increase area and buildings for commercial use and decrease area for public facilities and natural resource use on property located east of Nicholson Drive, west of Burbank Drive, south of West Lee Drive, on Tracts A, A-1, A-2, A-3-1, A-3-2-A, A-3-3-A, A-3-4, A-3-5, A-4, B-1, B-3-A, B-3-B-1-A-1, B-3-B-1-A-2, B-3-B-1-B, B-2-A-1-A-1, B-2-A-1-A-2-A, B-2-A-1-A-2-B, C-1-A-1-A-2, C-1-A-1-A-3-A, C-1-A-1-A-3-B, C-1-A-1-A-3-C-1, C-1-A-1-A-3-C-2, C-1-A-1-A-3-C-3, C-1-A-1-A-3-C-4-A, C-1-A-1-A-1-A, D-1-A, D-2-A, C-2-A-1-B-1-A, C-2-A-2-A, C-2-A-3-A, C-2-B-1, C-2-A-1-A-1-C of the Nelson Property; Lots 1-62 and CA-1 of Creekside Cottages; Lots 1-195, CA-1, CA-2, C-A-3-A, CA-4, CA-5 of Lake Villas Subdivision. Sections 1, 35 & 37, T8S, R1W; Section 36, T7S, R1W; Sections 6, 48 & 49, T8S, R1E; Sections 31 & 64, T7S, R1E; GLD, EBRP, LA (Council District 3-Gaudet and 12-Racca) [Application](#)
- 19. PUD-3-00 Southgate Outparcel, Southgate, Final Development Plan (Deferred from September 20 by Councilmember Racca)** Proposed building for retail and restaurant use on property located on the east side of Nicholson Drive, north of East Boyd Drive, on Tract 2A-1-A-3-A of the James T. Amiss Property. Section 66, T7S, R1W, GLD, EBRP, LA (Council District 12-Racca) [Application](#)
- 20. PUD-4-12 The Waters at Millerville, Greens at Millerville, Final Development Plan Revision 2** Proposed high density multi-family residential development on property located on the north side of Millerville Greens Boulevard, west of Millerville Road, on Parcel 2 of The Greens at Millerville. Section 17, T7S, R2E, GLD, EBRP, LA (Council District 8-Amoroso) [Application](#)
- 21. S-9-21 Silverside Cove Subdivision (Deferred from July 19 by Councilmember Racca, from August 16 by Planning Director, and from September 20 by the Planning Commission)** Proposed major subdivision with private streets on property located on the east side of Staring Lane, south of King's Hill Avenue, on Lot B, C, and D of Silverside Plantation (Council District 12 - Racca) **Related to Case 48-21 [Application](#)**  
**Deferred to November 15 by the Parish Attorney's Office**

- 22. **SS-5-21**      **S.P. Peairs Property** Proposed subdivision with a private street on property located on the south side of Peairs Road, west of North Joor Road, on Tract L-1-A-3-B-1 of the S.P. Pearis Property (Council District 1-Noel) [Application](#)
- 23. **SS-6-21**      **J.T. Chaney Tract** Proposed subdivision with a private street on property located on the south side of Peairs Road, west of North Joor Road, on Tract L-1-A-3-B-1 of the S.P. Pearis Property (Council District 1-Noel) [Application](#)
- 24. **SP-15-21**      **District 225** Proposed high density multi-family residential development on property located west of Wooddale Boulevard, north of Exchange Place, on Lot W-1-A-1-A-1 of Wooddale Center (Council District 6-Dunn Jr.) [Application](#)

**COMMUNICATIONS**

**DIRECTOR'S COMMENTS**

**COMMISSIONERS' COMMENTS**

**ADJOURN**